



Woods Farm, Wood End Lane, Curborough, Lichfield,  
Staffordshire, WS13 8ET

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



**Woods Farm, Wood End Lane,  
Curborough, Lichfield, Staffordshire,  
WS13 8ET**

**£450,000**

A rare opportunity to purchase a detached farmhouse standing within this semi-rural setting on the outskirts of the city of Lichfield. The property requires general modernisation and refurbishment but offers tremendous scope and potential, and is available with vacant possession and no upward chain. Standing in a generous plot the property has a spacious interior feel with two large reception rooms and a traditional farmhouse style kitchen. The first floor boasts three bedrooms and a large family bathroom. Just some three miles from central Lichfield the setting is ideal for access to the excellent road and rail network which serves the area providing for ease of journey to many Midland commercial centres and beyond. Nearby Lichfield offers a great range of facilities with a vibrant cultural scene and plenty of opportunities for retail and culinary delights. To fully appreciate the extent and scope of the accommodation on offer an early viewing would be strongly recommended.



**RECEPTION VESTIBULE**

approached via a front entrance door and having stairs leading off and door to:

**SPACIOUS THROUGH LOUNGE**

7.56m x 3.58m max (3.08m min) (24' 10" x 11' 9" max 10'1" min) a generously proportioned room having stone fireplace with quarry tiled hearth and cast-iron burner, double glazed window to front, two double radiators, UPVC double glazed window to rear, door to garden and further door to kitchen.

**DINING ROOM**

4.00m x 3.60m (13' 1" x 11' 10") having a feature central brick fireplace with cast-iron burner standing on a quarry tiled hearth with side display plinth, double glazed window to front, further window to side, double radiator, laminate flooring and opening to:

**FARMHOUSE KITCHEN**

5.29m x 3.43m (17' 4" x 11' 3") having central feature brick inglenook fireplace with raised hearth and cast-iron burner flanked by the oil fired central heating boiler with timer, pre-formed work surfaces with base storage cupboards and drawers, wall mounted storage cupboard, single drainer sink, tiled splashbacks, UPVC double glazed window and door to rear, space and plumbing for washing machine, quarry tiled flooring, large under stairs store cupboard, space for cooker and extractor.

**FIRST FLOOR LANDING**

having double radiator and doors leading off to:

**BEDROOM ONE**

4.00m x 3.62m (13' 1" x 11' 11") having double glazed windows to front and side, double radiator and built-in store cupboard.



**BEDROOM TWO**

4.00m x 3.60m (13' 1" x 11' 10") having double glazed windows to front and side and double radiator.

**BEDROOM THREE**

3.23m x 2.42m min (3.42m max) (10' 7" x 7' 11" min - 11'3" max) an 'L' shaped room having UPVC double glazed window, radiator and double doored built-in store cupboard.

**BATHROOM**

having a white suite comprising panelled bath, pedestal wash hand basin, close coupled W.C. and corner shower cubicle with glazed screen and Grohe thermostatic shower fitment, co-ordinated ceramic wall tiling, UPVC double glazed window to rear, radiator, laminate flooring and built-in airing cupboard housing the pre-lagged hot water cylinder and linen shelving.



## OUTSIDE

The property is set back off the road with a five bar gated entrance leading to the concrete driveway with grassed area and picket fencing with hedgerow. The garden continues to the front and side of the property, with the side garden being very generous and having established hedgerow perimeters and mature trees and a good degree of privacy.

## COUNCIL TAX

Band E.

## FURTHER INFORMATION/SUPPLIES

Mains water and electricity connected. Please note a new bio-disk septic tank system will be installed prior to completion. The heating is by the oil fired boiler and the oil storage tank will be located within the boundaries of the property. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



## ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	42	82
	EU Directive 2002/91/EC	



## TENURE

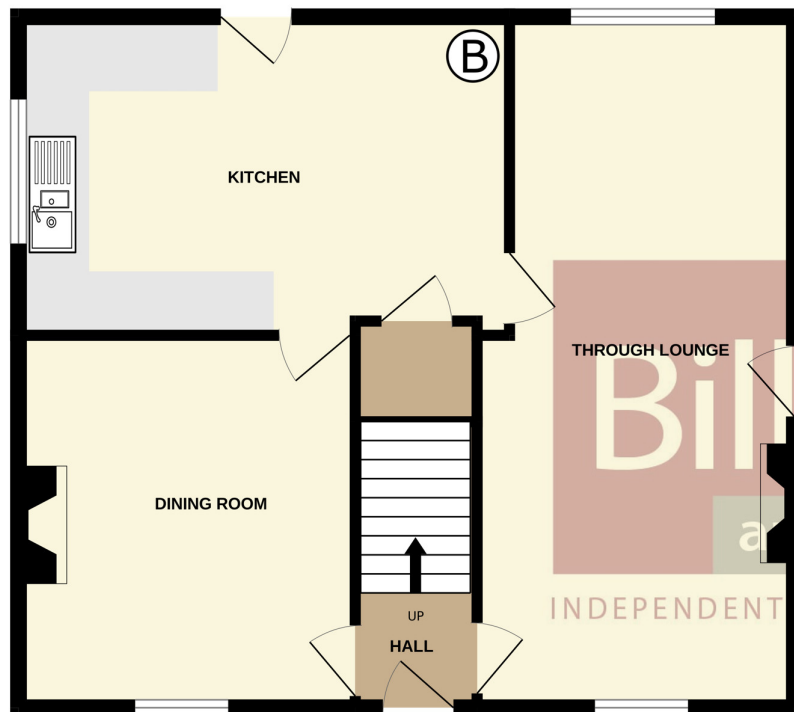
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

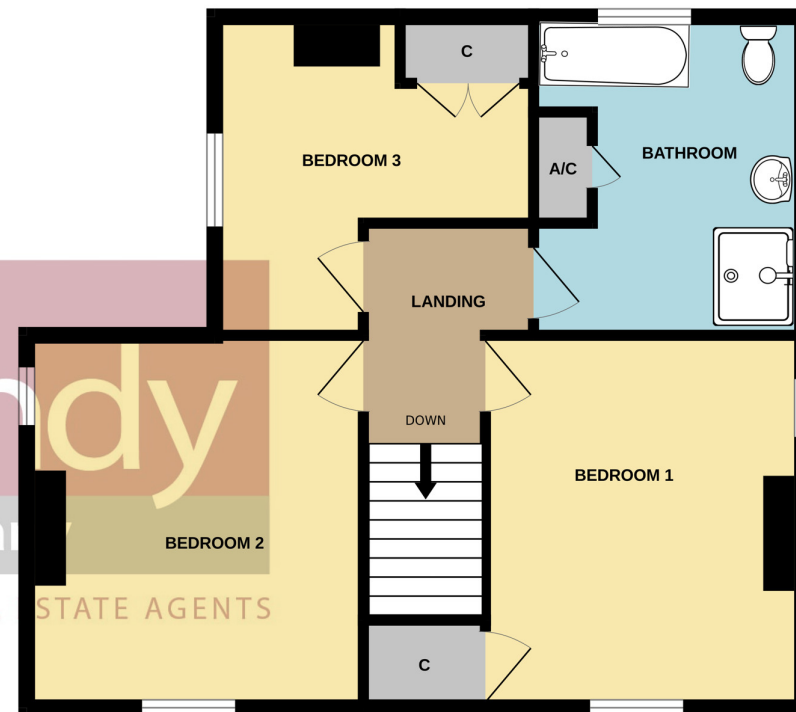
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

## GROUND FLOOR



## 1ST FLOOR



WOODS FARM, WOOD END LANE, CURBOROUGH, LICHFIELD WS13 8ET

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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